



# PLANNING COMMISSION

MARCH 16, 2016

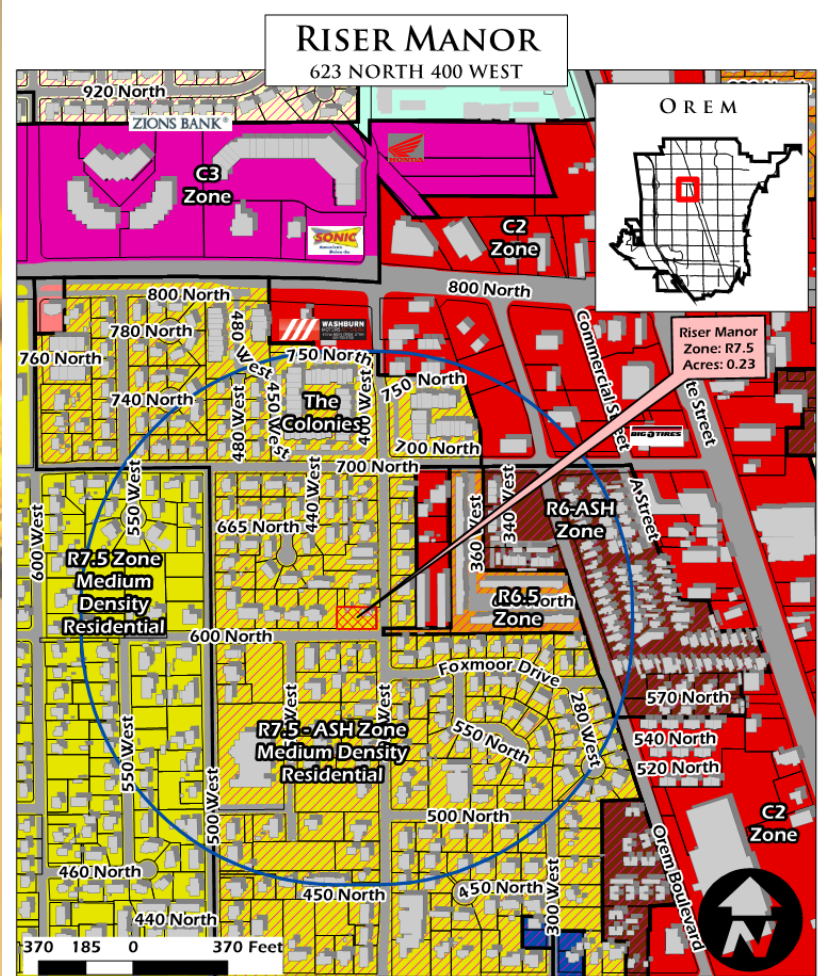
## Item #: 3.2

**SITE PLAN** – Site plan approval of Riser Manor four-plex at 623 North 400 West in the R7.5-ASH zone.

Applicant: Tai Riser

# Background & Map

- Applicant proposing to construct affordable senior housing four-plex
- Use permitted in the ASH overlay zone (**A**ffordable **S**enior **H**ousing)
- Existing home will be removed
- Portion of property on east side of site currently owned by city; in process of selling to applicant

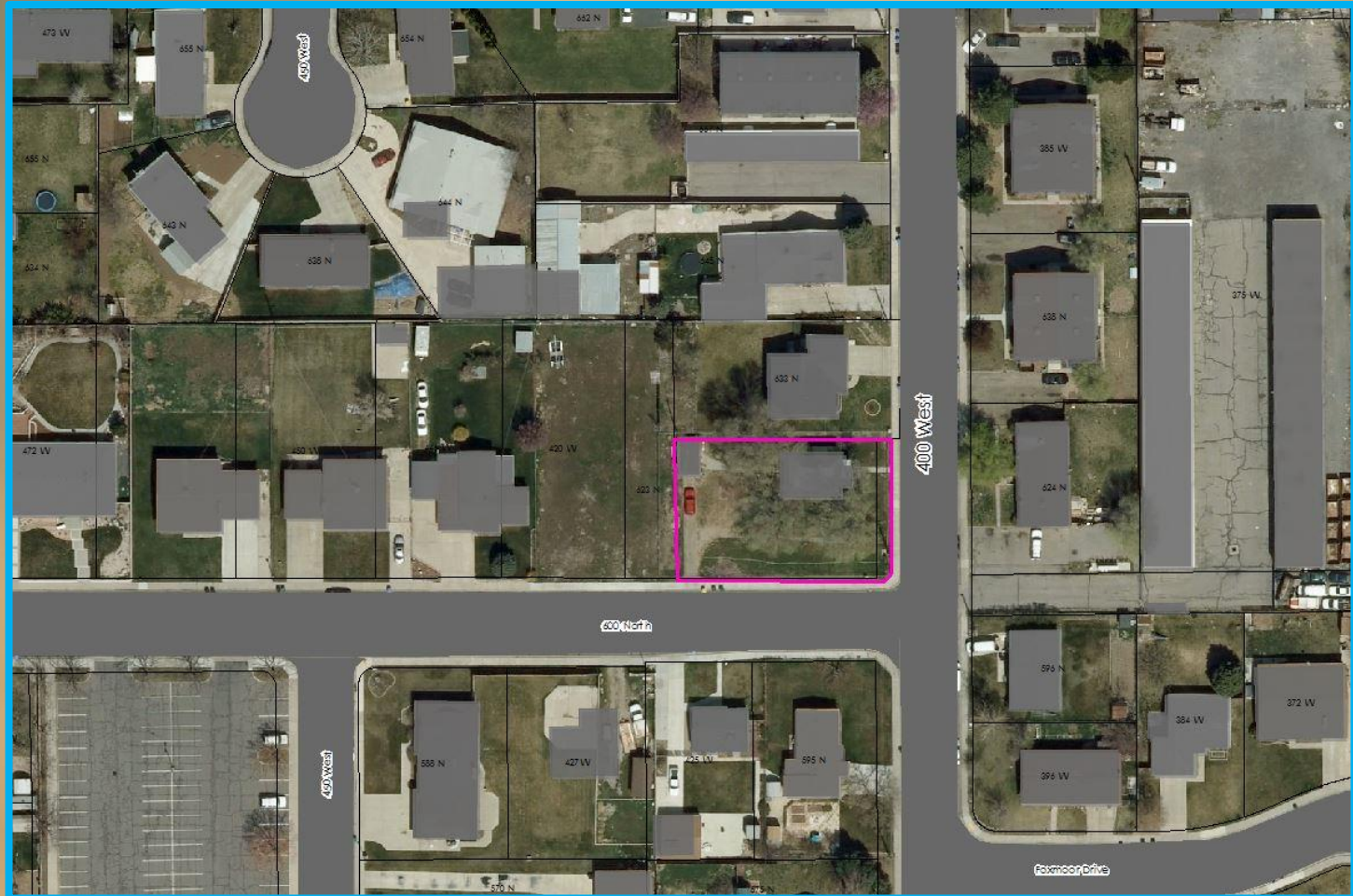


◆ Riser Manor ASH;  
R7.5 Zone; 0.23 Acres

NIA CONTACT:  
Geneva  
Heights

Legend  
■ Buffer of Default Area  
■ Buildings  
■ Parcels

# Aerial View

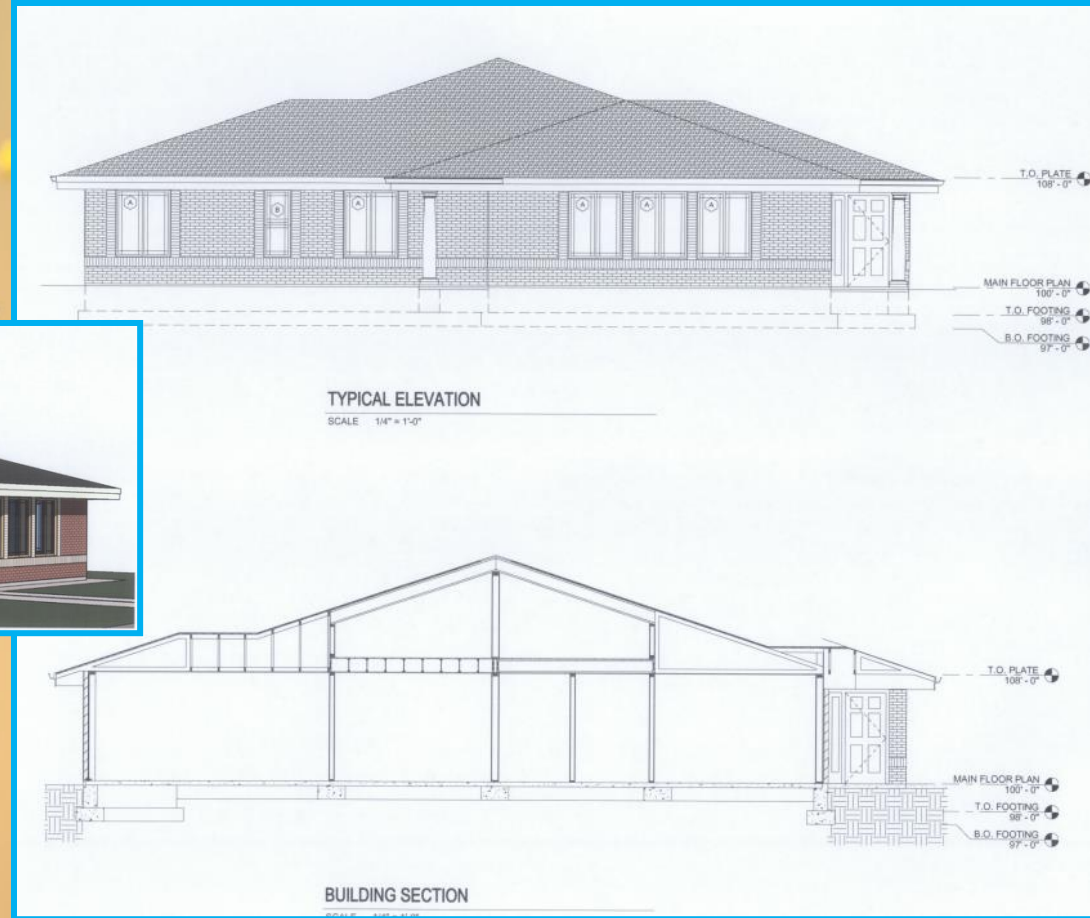
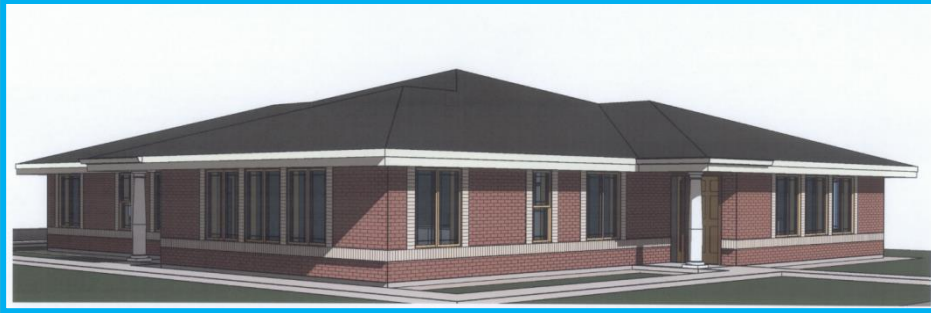




# Site Photos

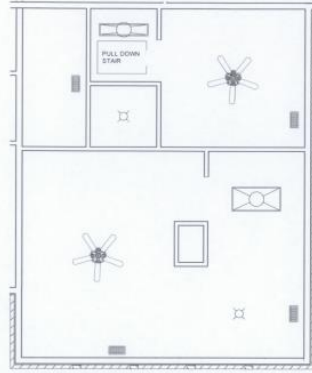


# Proposed Elevations

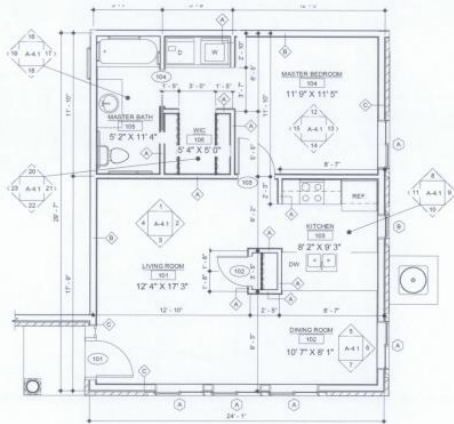




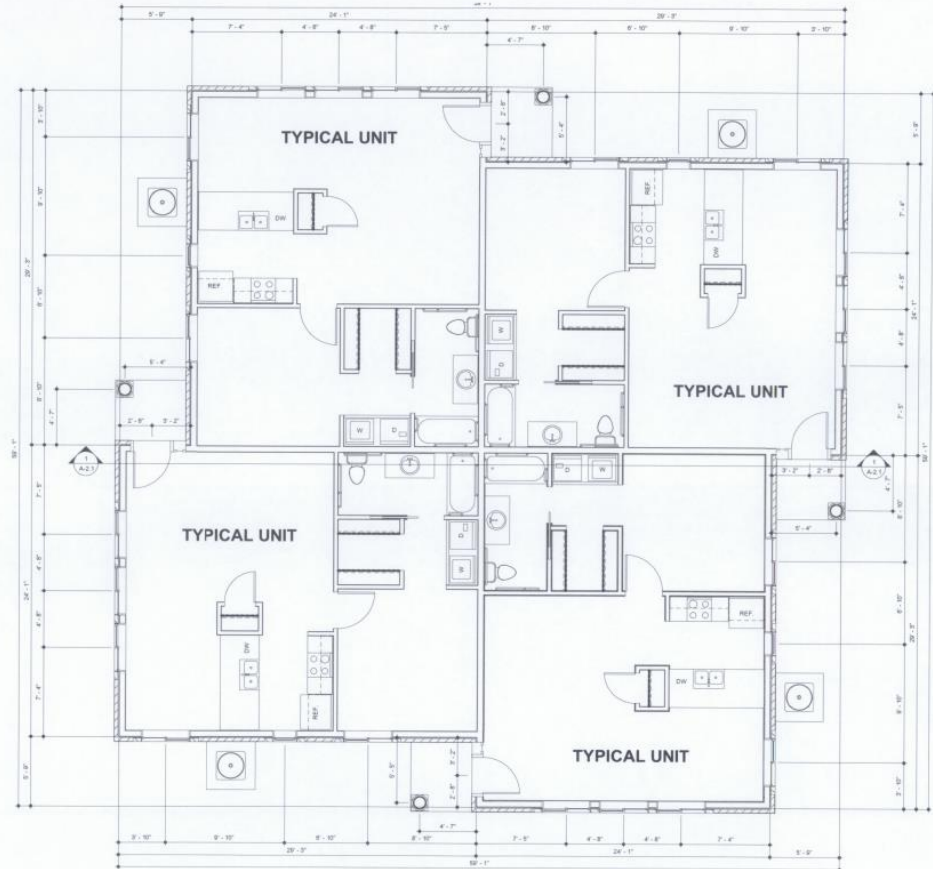
# Proposed Floor Plan



MAIN FLOOR CEILING PLAN  
SCALE 1/4" = 1'-0"



TYPICAL UNIT FLOOR PLAN  
SCALE 1/4" = 1'-0"



MAIN FLOOR PLAN  
SCALE 1/4" = 1'-0"

# Proposed Landscaping



# Proposed Site Plan

